

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Bankruptcy No. 18-24483-GLT
	:	
RICHARD P. BARNES II	:	Chapter 7
	:	
<i>Debtor</i>	:	
	:	
Natalie Lutz Cardiello, Trustee	:	
	:	
Movant	:	
	:	
v.	:	
	:	
United States of America, Internal	:	
Revenue Service; Commonwealth of	:	
Pennsylvania, Department of Revenue;	:	
Allegheny County; Municipality of Penn	:	
Hills; Penn Hills School District; Jordan	:	
Tax Service; Keystone Collections Group;	:	
Oakmont Water Authority; MERS, Inc., as	:	
nominee for Freedom Mortgage as	:	
successor by merger with Union Home	:	
Mortgage Corp; Jayme Ann Livorio; and	:	
Jeffrey J. Sikirica, Trustee for the	:	
Bankruptcy Estate of Jayme Ann Livorio	:	
	:	
Respondents	:	

**REPORT OF SALE**

A sale hearing was conducted on September 9, 2021, in connection with the sale of 113 Treona Dr., Verona, PA 15147 to VB One, LLC. The sale price was \$111,000 plus a Buyer's Premium of \$7,500. Closing was held on September 30, 2021, and the bankruptcy estate received a carve-out of \$7,500, one-half of which was paid to Jeffrey J. Sikirica, Trustee for the bankruptcy estate of Jayme Ann Livorio, co-owner of the real estate. A copy of the settlement statement is attached hereto and incorporated herein.

Respectfully submitted,

/s/ Natalie Lutz Cardiello  
Natalie Lutz Cardiello, Trustee  
107 Huron Drive  
Carnegie, PA 15106  
ncardiello@cardiello-law.com  
(412) 276-4043

## A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2021-PA-5593	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: VB One, LLC 3500 Park Center Drive Suite 100 Dayton, OH 45414	E. Name & Address of Seller: Natalie Lutz Cardiello, Bankruptcy Trustee of Estate of Richard P Barnes II	F. Name & Address of Lender: CASH ..
G. Property Location: 113 Treona Drive Verona, PA 15147 Lot 36, Forest Knolls Plan of Lots	H. Settlement Agent: Total Title Services, LLC  Place of Settlement: 7508 Slate Ridge Boulevard Reynoldsburg, OH 43068	I. Settlement Date: 09/30/2021 Funding Date: 09/30/2021 Disbursement Date: 09/30/2021

## J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$111,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$11,563.95
104.	
105. 2021 County Taxes	\$491.45
Adjustment for items paid by seller in advance	
106. City/Town Taxes 09/30/2021 to 01/01/2022	\$165.60
107. County Taxes 09/30/2021 to 04/01/2022	\$245.70
108. Assessments	
109. School District Tax 09/30/2021 to 06/30/2022	\$2,293.20
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$125,759.90
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$5,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$5,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$125,759.90
302. Less amounts paid by/for borrower (line 220)	\$5,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$120,759.90

## K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$111,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes 09/30/2021 to 01/01/2022	\$165.60
407. County Taxes 09/30/2021 to 04/01/2022	\$245.70
408. Assessments	
409. School District Tax 09/30/2021 to 06/30/2022	\$2,293.20
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$113,704.50
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$8,772.50
503. Existing loan(s) taken subject to	
504. Payoff to Mortgage Payoff	\$103,560.16
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516. Delinquent County Taxes	\$1,371.84
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$113,704.50
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$113,704.50
602. Less reductions in amounts due seller (line 520)	\$113,704.50
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges		
700. Total Real Estate Broker Fees	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :		
701. \$4,440.00 to eXp Realty		
702. \$2,220.00 to Vinebrook Homes, LLC		
703. Commission paid at settlement		\$6,660.00
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report		
805. Tax service		
806. Flood certification		
807.		
808.		
809.		
810.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 09/30/2021 to 10/01/2021		
902. Mortgage insurance premium		
903. Homeowner's insurance		
904. Lien Letter Processing to Total Title Services, LLC	\$250.00	
905. Dye Test Invoice to Gregg Johns	\$100.00	
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Settlement or closing fee to Total Title Services, LLC	\$75.00	\$575.00
1102. Owner's title insurance to Westcor Land Title Insurance Company	\$1,087.70	
1103. Lender's title insurance to Westcor Land Title Insurance Company		
1104. Lender's title policy limit \$		
1105. Owner's title policy limit \$111,000.00		
1106. Title Exam Fee to Total Title Services, LLC	\$250.00	
1107.		
1108.		
1109.		
1110.		
1111.		
1112.		
1113. Wire Service Fee to Total Title Services, LLC	\$75.00	
1114.		
1115. Courier Fee to Total Title Services, LLC	\$75.00	
1116.		
1117.		
1118.		
1119. E Document Preparation to Total Title Services, LLC	\$150.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$181.75 Mortgage \$ Release \$ to Allegheny County Recording Office	\$181.75	
1202. City/County tax/stamps Deed \$3,075.00 Mortgage \$ to Allegheny County Recording Office	\$1,537.50	\$1,537.50
1203. State tax/stamps Deed \$ Mortgage \$		
1204. Electronic Filing Service Fee FBO Simplifile to Allegheny County Recording Office	\$4.00	
1205. Electronic Filing Service Fee to Total Title Services, LLC	\$20.00	
1300. Additional Settlement Charges		
1301.		
1302. Deed Filing Service Fee to Total Title Services, LLC	\$25.00	
1303. Electronic Service Fee to Total Title Services, LLC	\$58.00	
1304. County Tax Cert to Allegheny County Treasurer	\$25.00	
1305. Occupancy Permit to Municipality of Penn Hills	\$50.00	
1306. Muni Lien Letter to Municipality of Penn Hills	\$25.00	
1307. Water/Sewer Lien Letter to Wilkinsburg Penn Joint Water Authority	\$25.00	
1308. Delinquent Tax Cert to MBM Collections	\$50.00	
1309. Buyer Premium to Natalie Lutz Cardiello, Trustee for the Bankruptcy Estate of Richard Barnes	\$3,750.00	
1310. Buyer Premium to Jeffrey J. Sikirica, Trustee for the Bankruptcy Estate of Jayme Ann Livorio	\$3,750.00	
1311.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$11,563.95	\$8,772.50

See signature addendum

Signature Addendum

VB One, LLC, a Delaware Limited Liability Company

By:

Brian Conway, Authorized Signatory

Date

Estate of Richard P Barnes II

By:

Natalie Lutz Cardiello, Bankruptcy Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date